



BIDDEFORD 2-UNIT

61 South St, Biddeford | \$459,000

2 Units | 1,967 sqft



This spacious two-unit property offers a versatile opportunity for both owner-occupants and investors. The building features two large apartments: a recently refreshed second-floor unit offering two bedrooms + two flexible bonus rooms (previously used as bedrooms) and one and a half baths, and a first-floor four-bedroom, one-bath unit that has been occupied by a long-term tenant. The updated second-floor apartment is move-in ready, making it an excellent option for an owner-occupant or a new tenant. With its spacious layouts, flexible living space, and strong occupancy options, this is an excellent opportunity to own a well-sized multi-unit property in the Biddeford market.



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PROPERTY OVERVIEW

61 South St, Biddeford | \$459,000

2 Units | 1,967 sqft

PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.11+/- acres*
- 1,967 +/- SF Living Area*
- Year Built: 1920*
- Heating System: FHW Nat Gas
- Parking: 1 Car Garage, Driveway

*City Records

RENT ROLL

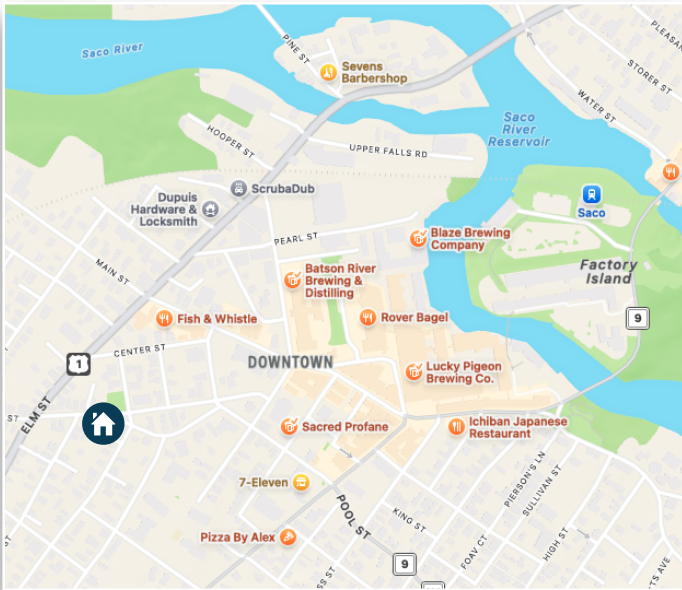
Unit	Bed/Bath	Rent	Lease Term
1	4/1	\$2,250	TAW
2	2/1.5*	-	Vacant
Total/Mo		\$2,250	
Annual		\$27,000	

TAW = Tenant at Will

*Two additional rooms previously used as bedroom/office

EXPENSES

Taxes	\$5,214
Insurance	\$2,269
Heat/Hot Water	\$2,049
Water	\$1,002
House Electric	\$399
Annual Total	\$10,933



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